181.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	735,500 / 735,500
					USE VALUE:	735,500 / 735,500
					ASSESSED:	735,500 / 735,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		HOMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MADYASTHA RAGHAVENDRA K
Owner 2:	PARAMPALLY SHUBHA M
Owner 3:	
Street 1:	400 RUGBY RD APT 1F
Street 2:	
Twn/City:	BROOKLYN
St/Prov:	NY Cntry: Own Occ: N
Postal:	11226 Type:

PREVIOUS OWNER

Owner 1:	SHIAU JANE -
Owner 2:	-
Street 1:	37 HOMER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,076 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Wood Shingle Exterior and 1500 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7076.000	292,900		442,600	735,500
Total Card	0.162	292,900		442,600	735,500
Total Parcel	0.162	292,900		442,600	735,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.20 | /Parcel: 490.2

Legal Description

User Acct 122771

GIS Ref

GIS Ref

Insp Date 07/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 181.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	292,900	0	7,076.	442,600	735,500	735,500	Year End Roll	12/18/2019
2019	101	FV	286,200	0	7,076.	442,600	728,800	728,800	Year End Roll	1/3/2019
2018	101	FV	280,100	0	7,076.	373,000	653,100	653,100	Year End Roll	12/20/2017
2017	101	FV	280,100	0	7,076.	341,400	621,500	621,500	Year End Roll	1/3/2017
2016	101	FV	280,100	0	7,076.	290,800	570,900	570,900	Year End	1/4/2016
2015	101	FV	232,800	0	7,076.	252,900	485,700	485,700	Year End Roll	12/11/2014
2014	101	FV	232,800	0	7,076.	233,900	466,700	466,700	Year End Roll	12/16/2013
2013	101	FV	208,600	0	7,076.	222,600	431,200	431,200		12/13/2012

!14207!

PRINT

Date	Time
12/11/20	04:04:38

LAST REV

Date	Time
02/24/20	08:21:39
jorourke	
14207	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHIAU JANE,	69727-166		8/4/2017		777,000	No	No		
ROGERS MATTHEW	65578-345		6/19/2015		650,000	No	No		
DIGIOIA ELLEN M	59419-101		6/29/2012		470,000	No	No		
FAIOLA ERIC M	45661-387		7/21/2005	Family		No	No		
LAPLANTE PATRIC	31412-169		5/15/2000		320,000	No	No		
BOVA KATHRYN	26748-76		10/15/1996		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2013	1722	Manual	2,400	C				
5/1/2013	628	Manual	4,500	C				
7/17/2012	895	Redo Kit	63,000	C				& 2 BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2020	Mail Update	JO	Jenny O
7/19/2018	MEAS&NOTICE	BS	Barbara S
4/29/2014	External Ins	PC	PHIL C
2/4/2014	Info Fm Prmt	EMK	Ellen K
6/18/2013	Info Fm Prmt	EMK	Ellen K
9/29/2012	MLS	EMK	Ellen K
3/16/2009	Inspected	372	PATRIOT
11/10/2008	Measured	345	PATRIOT
3/3/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	122771
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7076		Sq. Ft.	Site		0	70.	0.89	7									442,598						442,600	

Total AC/HA: 0.16244 | Total SF/SM: 7076 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 442,598 | Spl Credit | Total: 442,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	18	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00027299
Adj $ / SQ:	128.285
Other Features:	95750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328336
Depreciation:	35460
Depreciated Total:	292875

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

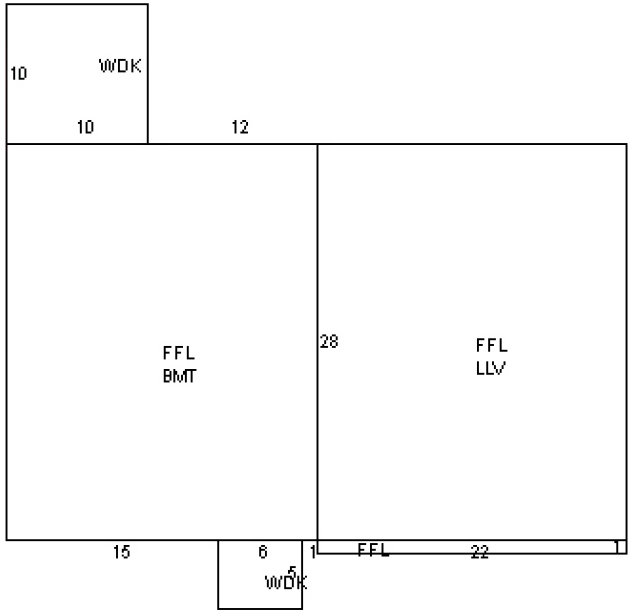
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	128.29
Special Features:	0	Val/Su Net:	111.96
Final Total:	292900	Val/Su SzAd	233.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,254	128.290	160,869
BMT	Basement	616	38.490	23,707
LLV	Lower Level	616	75.050	46,229
WDK	Deck	130	13.700	1,780

Net Sketched Area:	2,616	Total:	232,585
Size Ad	1254	Gross Are	2616	FinArea	1500
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

181.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	